

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3101 East Washington Blvd., Fort Wayne, Indiana 46803. (Whitcomb Enterprise, Inc.)

WHEREAS, Petitioner has duly filed its petition dated March 31, 1995 to have the following described property designated and declared an "Economic Revitalization Area" under Section 153.02 of the Municipal Code of the City of Fort Wayne, Indiana, of 1993, as amended, and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;
and

WHEREAS, said project will create 2 permanent full-time jobs and 1 part-time position for a total additional annual payroll of \$50,000, with the average new annual job salary being \$16,667; and

WHEREAS, the total estimated project cost is \$185,000; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin on the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall continue for one (1) year thereafter. Said designation shall terminate at the end of that one (1) year period.

SECTION 2. That, upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;

- 1 (a) Said Resolution shall be filed with the Allen County
2 Assessor;
- 3 (b) Said Resolution shall be referred to the Committee on
4 Finance and shall also be referred to the Department of
5 Economic Development requesting a recommendation from
6 said department concerning the advisability of
7 designating the above designated area an "Economic
8 Revitalization Area";
- 9 (c) Common Council shall publish notice in accordance with
10 I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption
11 substance of this resolution and setting this
12 designation as an "Economic Revitalization Area" for
13 public hearing;
- 14 (d) If this Resolution involves an area that has already
15 been designated an allocation area under I.C. 36-7-14-
16 39, then the Resolution shall be referred to the Fort
17 Wayne Redevelopment Commission and said designation as
18 an "Economic Revitalization Area" shall not be finally
19 approved unless said Commission adopts a Resolution
20 approving the petition.

21 **SECTION 3.** That, said designation of the hereinabove
22 described property as an "Economic Revitalization Area" shall
23 apply to a deduction of the assessed value of real estate.

24 **SECTION 4.** That, the estimate of the number of individuals
25 that will be employed or whose employment will be retained and
26 the estimate of the annual salaries of those individuals and the
27 estimate of the value of redevelopment or rehabilitation, all
28 contained in Petitioner's Statement of Benefits, are reasonable
29 and are benefits that can be reasonably expected to result from
30 the proposed described redevelopment or rehabilitation.

31 **SECTION 5.** That, the current year approximate tax rates for
32 taxing units within the City would be:

- 1 (a) If the proposed development does not occur, the
2 approximate current year tax rates for this site would
3 be \$9.2773/\$100.
4 (b) If the proposed development does occur and no deduction
5 is granted, the approximate current year tax rate for
6 the site would be \$9.2773/\$100 (the change would be
7 negligible).
8 (c) If the proposed development occurs and a deduction
9 percentage of fifty percent (50%) is assumed, the
10 approximate current year tax rate for the site would be
11 \$9.2773/\$100 (the change would be negligible).

12 **SECTION 6.** That, this Resolution shall be subject to being
13 confirmed, modified and confirmed, or rescinded after public
14 hearing and receipt by Common Council of the above described
15 recommendations and resolution, if applicable.

16 **SECTION 7.** Pursuant to I.C. 6-1.1-12.1, it is hereby
17 determined that the deduction from the assessed value of the real
18 property shall be for a period of ten (10) years.

19 **SECTION 8.** That, the benefits described in the Petitioner's
20 Statement of Benefits can be reasonably expected to result from
21 the project and are sufficient to justify the applicable
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deductions.

SECTION 9. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.



Member of Council

APPROVED AS TO FORM AND LEGALITY



J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by _____ title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19_____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Grace, seconded by _____, and duly adopted, placed on its passage. PASSED LOST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>5</u>			<u>4</u>
BRADBURY				<u>✓</u>
EDMONDS				<u>✓</u>
GiaQUINTA				<u>✓</u>
HENRY				<u>✓</u>
LONG	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 4-25-95

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) _____ (APPROPRIATION) _____ (GENERAL) _____

(SPECIAL) _____ (ZONING) _____ ORDINANCE RESOLUTION NO. 9-23-95
on the 4-25 day of April, 1995

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Don J. Schmitter
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th day of April, 1995, at the hour of 3:00 o'clock P, M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 1st day of May, 1995, at the hour of 8:00 o'clock P, M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR

BILL NO. R-95-04-13

REPORT OF THE COMMITTEE ON
FINANCE
THOMAS C. HENRY - CHAIR
MARK E. GIAQUINTA - VICE CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known
as 3101 East Washington Blvd., Fort Wayne, Indiana 46803 (Whitcomb
Enterprise, Inc.)

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Thomas C. Henry

Mark E. Giaquinta

William J. ...

Robert J. Bradley

...

Robert ...

...

Letus R. Edmonds

DATED: 4-25-85

Sandra E. Kennedy
City Clerk

CERTIFICATE OF SURVEY

EXHIBIT

"A"

OFFICE OF:

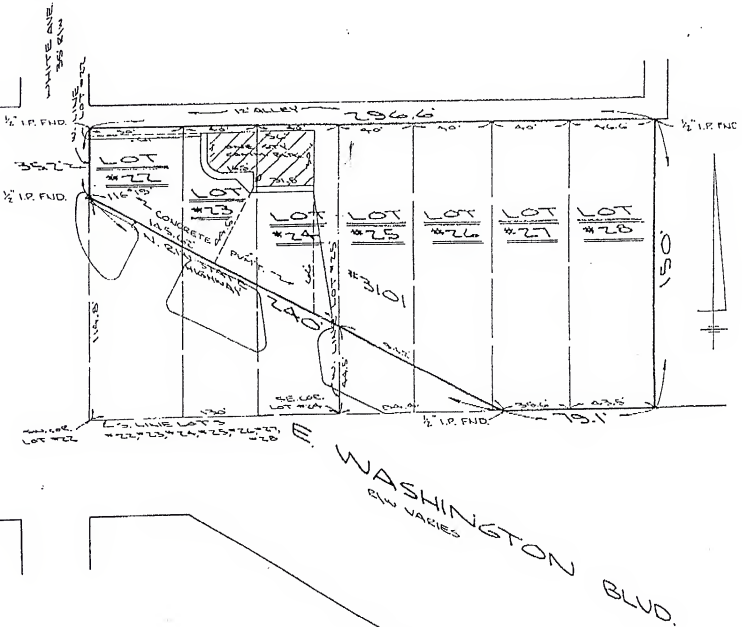
DONOVAN ENGINEERING

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA
FRANCIS X. MUELLER P.L.S. No. S0193 INDIANA
GREGORY L. ROBERTS P.L.S. No. S0548 INDIANA
FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

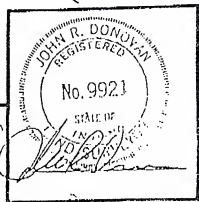
Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: **SEE ATTACHED SHEET!**



Note: According to the Flood Insurance Rate Map (FIRM) number 18003C0280 D, dated Sept. 28, 1990, the herein described real estate is located in Zone "X", and is not in a flood hazard area.

RE-CERTIFIED 8-15-94 *[Signature]*
McNAMARA MOBILE HOME SALES INC.
SCH TCOMB-N.J.S. REALTY
REV 8-15-94



CERTIFICATE OF SURVEY

OFFICE OF:

DONOVAN ENGINEERING

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA
 FRANCIS X. MUELLER P.L.S. No. 50193 INDIANA
 GREGORY L. ROBERTS P.L.S. No. 50548 INDIANA
 FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown herein, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, Allen County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to-wit: Lot Numbered 22, Lot Numbered 23, Lot Numbered 24, Lot Numbered 25, Lot Numbered 26, Lot Numbered 27, and Lot Numbered 28 in White and Detzer's Addition, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana, EXCEPTING therefrom that part sold to the State of Indiana, in Deed Record 441, pages 50-51, more particularly described as follows:

Part of Lots 22, 23, and 24 in White and Detzer's Addition to the City of Fort Wayne, Indiana, more particularly described as follows, to-wit:

Commencing at the Southwest corner of Lot Number 22; thence East along the South line of Lots 22, 23 and 24, a distance of 130.0 feet to the Southeast corner of Lot Number 24; thence North along the East line of Lot Number 24, a distance of 44.5 feet to the North right-of-way line of the State Highway; thence in a Northwesterly direction along said State Highway right-of-way line and across Lots No. 24, 23 and 22, a distance of 145.62 feet to the West line of Lot Number 22; thence South along the West line of said Lot Number 22, a distance of 114.8 feet to the place of beginning.

ALSO:

That part of Lots 25, 26, and 27 White and Detzer's Addition to the City of Fort Wayne, Indiana, more particularly described as follows, to-wit:

Commencing at the Southwest corner of Lot Number 25; thence East along the South line of Lots Numbered 25, 26, and 27, a distance of 84.4 feet to the North right-of-way line of the State Highway; thence in a Northwesterly direction along said North right-of-way line and across Lots Number 27, 26, and 25, a distance of 94.2 feet to the West line of Lot Number 25; thence South along the West line of said Lot Number 25, a distance of 44.5 feet to the place of beginning.

RE-CERTIFIED 8-15-94

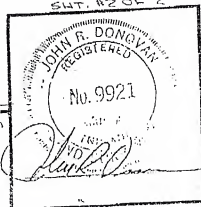
JOB FOR: McNAMARA MOBILE HOME

BOSCH

WHITCOMB-N.J.S. REALTY

SALES INC.

REV. 8-15-94



Date: August 15, 1994
Job for: Whitcomb-N.J.S. Realty
Legal Description: Pt. Lots #22-24 & Lots #25-28 White & Detzer's Add.
Address: #3101 E. Washington St.

DONOVAN ENGINEERING
2020 Inwood Drive.
Executive Park
Fort Wayne, Indiana 46815

- 1) In accordance with Title 865, Article 1, Rule 12, Sections 1 through 29, of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- A) Random Errors in Measurement (Theoretical Uncertainty);
- B) Variances in the reference monuments;
- C) Discrepancies in record descriptions and plats;
- D) Inconsistencies in lines of occupation;

A) The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established on this survey is within the specifications for a Class B Survey (0.25 feet) as defined in IAC 865.

B) No variances in the reference monuments.

C) No discrepancies in record descriptions and plats.

D) No inconsistencies in lines of occupation.

The commitment for title insurance was not provided at the time of this report. An abstract or title search may reveal additional information affecting this property. This survey is subject to any facts and or easements that may be disclosed by said full and accurate title search. Donovan Engineering should be notified of any additions or revisions that may be required.

- 2) Distances between property corners conform to the dimensions on the recorded plat and with the previous survey, last dated 9-16-87.

The NW and SW property corners are located 5 feet East of the 18 foot wide pavement of White Ave.

The SW and South property corners are located 26 feet North of the 32 foot wide pavement of E. Washington Blvd.

10. Show the existence of any lakes, ditches, streams or rivers running through or bordering on the premises being surveyed. The detailed locations are required only when a boundary or property line is determined thereby.
11. Show any and all roads, streets, or alleys running adjacent to the boundaries of or partly or entirely on the surveyed property, with width, right-of-way lines, name and location clearly indicated. If the above cannot be determined, then this will be noted.
12. If the survey shows an easement that is established by a recorded instrument, the identification of the easement shall show the record reference of the instrument, and, unless otherwise noted, this showing indicates that the physical evidence and record description of the easement conform.
13. The accuracy of measurements and calculations performed in the preparation of surveys which accompany this certificate shall conform to professionally recognized standards as applicable to the type survey performed. Such standards have been adopted by the Indiana Society of Professional Land Surveyors. All field measurements must be balanced, both as to angles and distances, so as to provide a mathematical closure. Show the basis of bearings, assumed or otherwise, the scale of the plat and a north arrow. The plat of survey shall show the following information for any curve: length of arc, radius, central angle and bearing to the radius point from the beginning and end points of the curve.
14. All surveys must carry a date within 30 days of the date of this certificate. Updating of a survey by recertification is acceptable if conditions as of date of recertification are shown thereon.
15. Cite any qualification of the preceding requirements in the space below.

CERTIFICATE

This is to certify to ☐ Pioneer National Title Insurance Co.
☐ Lawyers Title Insurance Corp.
☐ Chicago Title Insurance Co.
☒

that the attached plat is a true and correct survey of the premises briefly described as:

Survey By (Co. Name) - Donovan Engineering
Date of Survey - August 15, 1994
Job No. (If Any) -
Client's Name - Whitcomb - H.J.S. Realty
Brief Description - Pt. Lots #22-24 & Lots #25-28 White & Detzer's Add.

and completely described on the attached plat.

I further certify that this survey was made in accordance with the instructions set out above and which are by reference made a part of this certificate.

Dated this 15th day of August, 1994



Signed: _____

Registered Surveyor No. 9921



MEMORANDUM

TO: Common Council Members

FROM: Karen A. Lee
Economic Development Specialist, Department of Economic Development

DATE: April 25, 1995

SUBJECT: Real Property Tax Abatement Application dated March 31, 1995 for Whitcomb Enterprise, Inc.
Address: 3101 East Washington Blvd.

95-04-12

Background

Description of Product or Service Provided by Company: Warehousing of automotive related materials and supplies and sales.

Description of Project: Construct a 6000 sq. ft. pre engineered steel building.

Average Annual Wage:	\$16,667	Total Project Cost:	\$185,000
Number of Full Time Jobs to be Created:	2	Councilmanic District:	2nd
Number of Part Time Jobs to be Created:	1	Existing Zoning of Site:	M2

Project is Located Within a:

Designated Downtown Area:	Yes__ No_x__	Redevelopment Area:	Yes__ No_x__
Urban Enterprise Area:	Yes_x__ No__	Platted Industrial Park:	Yes__ No_x__

Effect of Passage of Tax Abatement

Will allow for the creation of 2 full-time and 1 part-time position.

Effect of Non-Passage of Tax Abatement

Project will not take place resulting in lost revenue for the community.

Staff Recommendation

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation should be limited to a term of one (1) year.
3. The period of deduction should be limited to ten (10) years.

Signed: Karen A. Lee Title: Economic Development Specialist

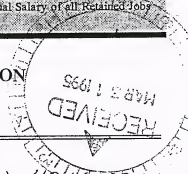
Comments

DIRECTOR: W. Jeff Kalk

FOR STAFF USE ONLY:
 Declaratory Passed: 4-25- 1995
 Confirmatory Passed: 5-9- 1995
☐ FT Jobs Currently
☐ PT Jobs Currently
5 0 Current Average Annual Salary

2 FT Jobs to be Created
1 PT Jobs to be Created
\$ 16,667 Avg Annual Salary of all New Jobs
☐ FT Jobs to be Retained
☐ PT Jobs to be Retained
\$ 0 Avg Annual Salary of all Retained Jobs

ECONOMIC REVITALIZATION AREA APPLICATION CITY OF FORT WAYNE, INDIANA



APPLICATION IS FOR:

Real estate key no.: 91-42466-0026-

0025
0027
0028

(Check appropriate box(es) below)

- ☒ Real Estate Improvements Total cost of improvements: 185,000
☐ Personal Property (New Manufacturing Equipment) ... Total cost of improvements: 0

TOTAL OF ABOVE IMPROVEMENTS: 185,000

GENERAL INFORMATION:

Applicant's name: Tim Whitcomb Telephone: 422-2213
 Name of applicant's business: Whitcomb Enter Inc.
 Address of applicant: 3001 Maumee Ave F.W. 46803

Address of property to be designated: 3101 E. Washington Blvd
 Name of business to be designated, if applicable: Whitcomb Enter Inc.
 Contact person: (Also; Allen County Justice)

Name: Tim Whitcomb Telephone: 422-2213
 Address: 3001 Maumee
Ft. Wayne Ind 46803

- ☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?
☐ Yes ☒ No Will the proposed project have any adverse environmental impact?

Describe: _____

Describe the product or service to be produced or offered at the project site?

Wholesale Sales & Warehousing of Auto related Materials & Supply

In order to be considered an Economic Revitalization Area, Indiana Law requires that the area be undesirable of normal development. What evidence can be provided that the property on which the project is located has become undesirable for, or impossible of, normal development and occupancy because of age, lack of development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property or is an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues?

Vacant property, adjacent property had been
in poor-repair and no upkeep maintained for decades.

REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property: _____

Describe the condition of the structure(s) listed above: _____

Describe improvements to be made to property to be designated: 6000 sq ft. Pre Eng.

Steel Building.

Start and stop dates for project: 4-95 - 7-95

Current land assessment: \$ 5530⁰⁰ Current improvements assessment: \$ - 0 -

Current total real estate assessment: \$ 5530⁰⁰

Most recent annual property tax bill on property to be designated: \$ 515⁰⁰

What is the anticipated first year tax savings attributable to this designation? \$ 5721⁰⁰

How will you use these tax savings? To reinvest in area improvements
& overall appearance.

PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from assessed value for installation of new manufacturing equipment.

Describe the new manufacturing equipment to be installed at the project site: _____

Equipment purchase start & stop dates: _____ Equipment installation start and stop dates: _____

Current personal property assessment: \$ _____ Most recent annual personal property tax bill: \$ _____

What is the anticipated first year tax savings attributable to this designation? \$ _____ How will you use these tax savings? _____

PUBLIC BENEFIT INFORMATION

Permanent full-time and part-time employment by the applicant in Fort Wayne?

Current: 0 Full-time 0 Part-time Average annual salary of all: \$ 0

Current annual area payroll: \$ - 0 -

Number of permanent full-time and part-time employees to be created or retained as a result of this project?

Created: 2 Full-time 1 Part-time Average annual salary of all: \$ 16,667⁰⁰

Retained: - 0 - Full-time - 0 - Part-time Average annual salary of all: \$ - 0 -

When do you anticipate reaching the above levels of employment? 1997

Additional annual area payroll as a result of this project: \$ 50,000⁰⁰

Types of jobs to be created as a result of this project? Inventory, Sales, Delivery.

Annual salaries of all jobs to be created/retained from this project?

High \$ 22,000 Low \$ 10,000 (PT) Average \$ 16,667⁰⁰

Check the boxes below if the jobs to be created will provide the listed benefits:

- ☐ Pension Plan
- ☐ Tuition Reimbursement
- ☒ Major Medical Plan

- ☐ Life Insurance
- ☒ Disability Insurance

List any benefits not mentioned above:

Will your company use any of the following employment and training agencies to recruit/train new employees? If so, please check the appropriate boxes:

- | | |
|--|--|
| <input type="checkbox"/> Anthony Wayne Services | <input checked="" type="checkbox"/> Indiana Dept of Employment & Training Services |
| <input type="checkbox"/> Benito Juarez Center | <input type="checkbox"/> Indiana Institute of Technology |
| <input type="checkbox"/> Catholic Charities of Fort Wayne | <input checked="" type="checkbox"/> Indiana Purdue University at Fort Wayne |
| <input type="checkbox"/> Community Action of Northeast Indiana, Inc. | <input type="checkbox"/> Indiana Vocational Rehabilitation Services |
| <input type="checkbox"/> Fort Wayne Rescue Mission | <input checked="" type="checkbox"/> IVY Tech |
| <input type="checkbox"/> Fort Wayne Urban League, Inc. | <input type="checkbox"/> JobWorks |
| <input type="checkbox"/> Fort Wayne Womens Bureau | <input type="checkbox"/> Lutheran Social Services, Inc. |
| <input type="checkbox"/> Indiana Department of Commerce | <input type="checkbox"/> Wayne Township Trustee |
| <input type="checkbox"/> Indiana Department of Public Welfare | |

EXHIBITS

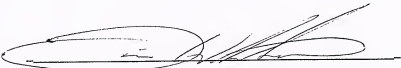
The following exhibits must be attached to the application.

- 1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.)
- 2. Check for application fee made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000

- 3. Owner's Certificate (if applicant is not the owner of property to be designated).

I hereby certify that the information and representation on this application and attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application.



Signature of Applicant

3-31-95

Date

**STATEMENT OF BENEFITS**

State Form 27167 (R4/10-93)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

**FORM
SB - 1****INSTRUCTIONS:**

- This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property; which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to at: July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitative or prior to installation of the new manufacturing equipment, BEFORE a deduction may be approved.
- To obtain a deduction, Form 322 ERA, Real Estate Improvements and/or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
- Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1**TAXPAYER INFORMATION**

Name of taxpayer <i>Tim Whitcomb</i>	
Address of taxpayer (street and number, city, state and ZIP code) <i>3201 Maunee Ft. Wayne IN 46803</i>	
Name of contact person <i>Tim Whitcomb</i>	Telephone number <i>(219) 422-2213</i>

SECTION 2**LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body <i>Ft. Wayne Common Council</i>		Resolution number
Location of property <i>3101 E Washington Blvd.</i>	County <i>Allen</i>	Taxing district <i>Wayne</i>
Description of real property improvements and/or new manufacturing equipment to be acquired (use additional sheets if necessary) <i>Construction of Engineered 6000 Sq. Ft. Bldg.</i>		Estimated starting date <i>4-95</i>
		Estimated completion date <i>7-95</i>

SECTION 3**ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
<i>-0-</i>	<i>-0-</i>	<i>-0-</i>	<i>-0-</i>	<i>2(Ft) KPA</i>	<i>50,000</i>

SECTION 4**ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (c) (2) the COST of the property is confidential.	Real Estate Improvements		Machinery	
	Assessed Value	Assessed Value	Assessed Value	Assessed Value
Current values	<i>16,590.00</i>	<i>5,530.00</i>		
Plus estimated values of proposed project	<i>185,000.00</i>	<i>61,667.00</i>		
Less values of any property being replaced	<i>0</i>	<i>0</i>		
Net estimated values upon completion of project	<i>201,590.00</i>	<i>67,197.00</i>		

SECTION 5**OTHER BENEFITS PROMISED BY THE TAXPAYER**

<i>To make positive improvements in appearance and create a pleasing atmosphere for customers and employees.</i>
--

SECTION 6**TAXPAYER CERTIFICATION**

I hereby certify that the representations in this statement are true.		
Signature of authorized representative <i>[Signature]</i>	Title <i>Pres.</i>	Date signed (month, day, year) <i>3-31-95</i>

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No
 2. Installation of new manufacturing equipment; ☐ Yes ☐ No
 3. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an assessed value of \$ _____.
- D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ _____ cost with an assessed value of \$ _____.
- E. Other limitations or conditions (specify) _____
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for: ☐ 5 years ☐ 10 years

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member) <i>Don J. Schmidt</i> <i>City Clerk</i>	Telephone number <i>(219) 427-1208</i>	Date signed (month, day, year) <i>4-25-93</i>
Attested by: <i>Richard E. Kennedy</i>	Designated body <i>City Council</i>	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5. Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT		
For Deductions Allowed Over A Period Of:		
Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
For Deductions Allowed Over A Period Of:			
Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%

THIS FORM HAS BEEN PREPARED FOR USE IN THE STATE OF INDIANA BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS, AND INSERTION OF SPECIAL CLAUSES, MAY CONSTITUTE THE PRACTICE OF LAW WHICH SHOULD ONLY BE DONE BY A LAWYER.

CLOSING AFFIDAVIT AND REPRESENTATIONS

STATE OF INDIANA Indiana
COUNTY OF _____ SS: _____

The undersigned, individually or jointly and severally, Grantor(s) of a deed dated October 20, 1994 (the "Deed") conveying real estate to Timothy D. Whitcomb and Diana L. Whitcomb, husband and wife (Grantee), warrants and represents and, being sworn according to law, deposes and says:

1. Grantor executed the Deed conveying the following described real estate (the "Real Estate") located in Allen County, Indiana:

Lots Numbered 22, 23, 24, 25, 26, 27 and 28 in White and Detzer's Addition to Fort Wayne, in Allen County, Indiana, according to the plat thereof recorded in Plat Book 2, page 20 in the Office of the Recorder of Allen County, Indiana, except that part thereof conveyed to the State of Indiana by grant or deeds recorded in Deed Record 433, page 196, Deed Record 441, pages 50 and 51 in the Office of the Recorder of Allen County, Indiana.

2. Grantor is an Indiana general partnership over the age of 18 years and a resident of Allen County, Indiana.

3. Grantor has furnished Grantee

a) an abstract of title last certified to _____

by _____

OR

b) a commitment for an owner's policy of title insurance issued by Three Rivers Title Co., Inc. Commitment No. 94006633 with a date of Aug. 3, 1994 at 8:00AM.

For abstract or commitment, as the case may be, discloses as of its date the true and correct title to the Real Estate.

4. At the date of delivery of the Deed, Grantor has marketable title in fee simple to the Real Estate and the Real Estate is free and clear of all charges, liens, encumbrances or leases of every kind or description, EXCEPT

- a) those shown in the abstract or commitment, as the case may be,
- b) easements, visible or of record, and
- c) matters affecting the Real Estate disclosed in the Deed

5. Except as disclosed in the abstract or commitment, Grantor has not executed, or permitted to be executed on Grant's behalf,

- a) any deed (except to Grantee), mortgage, lien, security agreement, financing statement, or other instrument affecting title to the Real Estate or any fixtures attached thereto,
- b) a contract to sell all or any part of the Real Estate to any person, except to Grantee or Assignor of Grantee,
- c) an option to purchase all or any part of the Real Estate enforceable or exercisable now or at any time in the future,
- d) any appeal bond or other security which is or might become a lien on the Real Estate, whether Grantor is principal or surety thereon.

6. Except as disclosed in the abstract or commitment, Grantor is not a party to any action, suit or other proceeding, whether at law or in equity, in which a judgment or an order has been or could be given or entered resulting in creation of a lien upon the Real Estate or affecting the conveyance of the Real Estate to Grantee free and clear of all liens.

7. Since the date Grantor acquired title to the Real Estate, Grantor has not been or become party to:

- a) any divorce action or other proceeding for dissolution of marriage; or
- b) any bankruptcy proceeding

EXCEPT Nothing

8. Grantor or Grantee now has possession of the Real Estate and no other person has a right to possession or claims possession of all or any part of the Real Estate.

9. There are no unpaid bills for labor or material which has been ordered, authorized or furnished for the Real Estate to which might operate to create a lien against the Real Estate.

10. All utility bills, association dues or other charges, the non-payment of which could result in creation of a lien against the Real Estate, have been paid; or provision for their payment has been made.

11. Grantor and, to the best of Grantor's knowledge, all predecessors in title have been in open, notorious, peaceable, visible, continuous, exclusive, uninterrupted, hostile and adverse possession of the Real Estate and every part thereof, under valid claim and color of title to the exclusion of all other persons whomsoever for more than the ten (10) years last past, and have paid all taxes and assessments from time to time due and payable thereon, excepting such as have been assumed by Grantee.

12. This Affidavit is to induce Grantee to accept delivery of the Deed, and is solely for the benefit of Grantee.

Cletus P. Schenkel, Jr.

Manfred L. Melchior

Norbert J. Schenkel, Jr.

Mark A. Schenkel

Christopher P. Schenkel

Christopher P. Schenkel, Jr.

Before me, a Notary Public in and for said County and State, personally appeared _____ who acknowledged the execution of the foregoing Closing Affidavit and Representations, and when, having been duly sworn, under the penalties of perjury, stated that the facts and matters therein set forth are true and correct.

Witness my hand and Notarial Seal this 20th day of October, 19 94

My commission expires Aug. 20, 1995

Signature

Manfred L. Melchior

Mark A. Schenkel

Printed

Cora B. Bogard

Resident of

Allen

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Whitcomb Enterprise, Inc. is requesting a tax
abatement which would allow them to construct a 6000 sq ft pre
engineered steel facility.

EFFECT OF PASSAGE Will allow for the creation of 2 full and 1 part -
time position.

EFFECT OF NON-PASSAGE Project will not take place resulting in lost
revenue in the community.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Donald J. Schmidt